



Better Housing Coalition

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Winchester Greens



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Better Homes. Better Communities. Better Lives.

September 5, 2012

Winchester Greens

- Former Park Lee Apartments on Route 1 in Chesterfield County
- Built in 1964-- Foreclosed by HUD in 1996
- Project-Based Section 8 at the Time of Foreclosure
- Crime-Ridden, 50% Vacant, Absentee Management, Very Low-Income

Acquired by Better Housing Coalition in 1997

- Redeveloped Using New Urbanist Principles
- Community-Based Planning Process
- Active, On-Site Property Management
- Community Social Work Programs
- Commitment to Existing Residents, Many of Whom Still Live in the Community 15 Years Later
- Mixed-Income—Eliminated Project-Based Subsidy

Many Dramatic Measurable Outcomes

- Crime Down By Over 90%
- School Performance Increased (Local School Recognized Nationally for Improved Test Scores)
- No Teen Pregnancies or Drug Arrests Among Participants in After-School Programs
- Several Children That Have Grown Up in This Community Have Become the First in Their Family to Attend College

Keys to Success:

- Holistic Approach to Community Development (Planning, Design, Management, Services, etc.)
- Involvement of the Community in Planning
- Local Government Support
- Prominent On-Site Presence of Owner/ Manager
- Adequate Capitalization
- BHC's Mission: To Change Lives and Transform Communities Through High Quality Affordable Housing